

**MINUTES  
TOWNSHIP COMMITTEE  
WORKSHOP MEETING  
FEBRUARY 10, 2026**

Mayor Rowland called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 7:01 P.M.

**Adequate Notice** of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both *The Chatham Courier* and the *Morris County Daily Record* on January 7, 2026; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 7, 2026; and notice was filed with the Township Clerk on January 7, 2026.

**Roll Call**

Answering present to the roll call were Committeeman Alperowitz, Committeeman Choi, Committeewoman Ewald, Deputy Mayor McHugh and Mayor Rowland.

**Executive Session**

**RESOLUTION 2026-P-04  
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,  
AUTHORIZING CONFERENCE OF THE TOWNSHIP COMMITTEE WITH THE  
PUBLIC EXCLUDED**

**WHEREAS, N.J.S.A. 10:4-12** of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Township Committee of the Township of Chatham is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
  - a. Litigation
  - b. Contract Negotiations
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Committeewoman Ewald moved to adopt Resolution 2026-P-04 to enter Executive Session at 7:02 PM. Committeeman Choi seconded the motion.

**Roll call:** Committeeman Alperowitz, Aye; Committeeman Choi, Aye; Committeewoman Ewald, Aye; Deputy Mayor McHugh, Aye; Mayor Rowland, Aye.

The Township Committee returned to Public Session at 7:33 PM.

Mayor Rowland led the Flag Salute.

**Hearing of Citizens**

Mayor Rowland opened the Hearing of Citizens.

1. Erin Burgo, Candace Lane, noted that a resolution was added to the agenda for the last meeting to authorize an agreement with the YMCA to manage Colony Pool. She said

that the Colony Pool Advisory Committee was not included in discussions regarding the decision to contract with the YMCA. Mrs. Burgo said that the Colony Advisory Committee subsequently met and submitted a list of questions and statements regarding the operation of the pool. Mrs. Burgo said that an adequate response to the Advisory Committee's questions has not been received. She encouraged residents to read the agreement with the YMCA.

2. Stewart Carr, Crestwood Drive, asked about having Planning Board meetings televised. He also asked about having Planning Board recordings and historical minutes posted online. Mr. Carr also recommended that a member of the Colony Pool Advisory Committee be involved in future discussions with the YMCA.
3. Katie Warren, Susan Drive, said she read the contract with the YMCA and said she is concerned. Mrs. Warren said the relationship will fundamentally change Colony Pool. She said her biggest concerns are a lack of limits on day camps and the potential for YMCA members getting day passes.
4. Jessica Romeo, Pine Street, thanked the Township Committee for considering a resolution to endorse a grant application toward NRI updates. Mrs. Romeo explained why having an updated NRI is important. Mrs. Romeo further asked when former seasonal employees at Colony Pool will hear about returning for the 2026 season.
5. Mark Lois, Gates Avenue, commented on the process by which the resolutions related to Colony Pool were added to the last agenda. Mr. Lois questioned the transparency of not having the resolutions listed on the agenda published prior to the meeting. He further criticized the fact that the Colony Pool Advisory Committee was not included in the process of negotiating with the YMCA.

Mayor Rowland said there was nothing nefarious about not having the resolutions on the pre-published agenda. She noted that there are aspects of contract negotiations that require them to be kept confidential. Committeeman Alperowitz noted that the agreement is only for one year, and he said that the choice to go with the YMCA is rooted in several years of complaints regarding how things were run in the past.

Seeing no further public comment, Mayor Rowland closed the Hearing of Citizens.

## **Reports**

### **Administration**

Mr. Shehady reported that there will be a resolution on the next agenda to effectuate the transfer of two properties for the building of group homes as part of the Township's Third Round Affordable Housing Plan. Mr. Shehady further reported that there will be a resolution to award a contract for lead paint inspections as part of a State-mandated program. He noted that the vendor's proposal was distributed to the Township Committee in the agenda packet. Mr. Shehady further noted that there will be a resolution to accept an employee's resignation, and another resolution to appoint a new employee. Mr. Shehady also noted there will be a resolution regarding the grant application for the PSE&G NRI Grant. He also reported that the Mobile App is progressing nicely.

Mayor Rowland said that the Township's ordinance regarding snow and ice removal on sidewalks only applies to commercial properties and garden apartments. She noted the challenges for snow removal after recent storms. Mr. Shehady said that draft ordinances considered in the past were distributed for review. Committeeman Alperowitz asked why the Township Committee did not adopt the ordinance in the past. Mr. LaConte said that at the time none of the Committee Members had sidewalks at their homes, and they chose not to enact a regulation that would apply to others but not themselves. They were also concerned about enforcement of such a regulation when a homeowner might have an inability to do the snow removal work. Mr. Shehady commented on the manner in which such ordinances would normally be enforced through the Code Enforcement Official, and the steps taken prior to issuance of a summons. Committeeman Choi said that the topic merits further discussion.

### Construction

Deputy Mayor McHugh asked about tree removal investigations. He also asked if there could be a report on compliance with tree removal. Mr. Shehady said that complaints about tree removal are not submitted through his office. Committeeman Alperowitz noted that once the Township would be aware of a violation, the damage is already done. The current tree protection ordinance was discussed.

### Engineering

Mr. Shehady reported there will be a resolution on the next agenda to award a contract for the Hillside Trail Drainage Improvements.

### Finance

Mr. Shehady reported that the annual cap bank ordinance will be on the next agenda for introduction. He also reported there will be a resolution for an emergency Temporary Budget appropriation. Mr. Shehady explained that the Temporary Budget is initially set at 26.25% of the prior year's budget, and amendments are made when there are shortfalls prior to the adoption of the annual budget.

### Police

Committeeman Alperowitz noted that the number of vehicle stops was significantly higher in the recent report. He asked residents to drive carefully.

### Public Works

Mr. Shehady said that a leaf composting grant was received, and a resolution will be on the next agenda to formally receive it. He also noted that there are new regulations on compost facilities, and the Township is evaluating the facility to make sure that it is compliant. Deputy Mayor McHugh asked if the new regulations put the compost area in danger. Mr. Shehady said that he believes the facility will be able to continue to operate, however the manner in which it operates may need to be updated.

Mr. Shehady said that the Annual Snow & Ice Report was distributed. He noted that 2025 was a heavier year. Committeeman Alperowitz noted that a lot of salt and brine were required. Mr. Shehady said that there wind up being a statewide shortage when more salt and brine needs to be used.

### Tax Collector

Mr. Shehady reported that there is a request for a resolution authorizing a refund of an overpayment of property taxes.

### Tax Assessor

Mr. Shehady reported that the tax revaluation field work has begun, and updated information has been posted to the Township's website and social media.

### Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Jessica Romeo commented on the lack of care for sidewalks, and said a serious discussion should be had about requiring residents to clear snow and ice. Mrs. Romeo also commented on tree removal, and encouraged inclusion of a feature in the mobile app for residents to report such issues. Mrs. Romeo further asked that the Environmental Commission be included in discussions on tree protection.

2. Stewart Carr thanked the Township Committee for having two public comment sessions per meeting. He also said that having workshop meetings is helpful for the public. Mr. Carr noted that Zoom has a transcription feature and he asked that transcriptions for meetings be posted online. Mr. Carr asked for a status update on having Planning Board meetings televised and having their recordings available. He further commented on having a representative from the Colony Pool Advisory Committee be involved in discussions with the YMCA.

Mayor Rowland said that the Planning Board will discuss having their meetings televised.

Deputy Mayor Rowland said there is an intent to engage the Colony Pool Advisory Committee on how to make the agreement with the YMCA be a positive change. Committeewoman Ewald said that the YMCA has expressed interest in maintaining the experience that Colony Pool members have had in the past. She also confirmed that she had notified the Colony Pool Advisory Committee the day before the last meeting that there would be matters on that agenda related to the Pool. Mr. Shehady noted that a notification was sent out to all Colony Pool members about the change, and only one person had questions on the matter. Committeeman Choi

3. Erin Burgo said that there was no way the public would have known that the YMCA agreement was on the agenda for the January 27<sup>th</sup> meeting. She also read an excerpt of an email she received from the Township Administrator in response to questions from the Colony Advisory Committee. Mrs. Burgo further raised concern about the number of campers that will attend Colony Pool over the summer, and said that there is insufficient infrastructure to have more campers at the facility.

Seeing no public comment, Mayor Rowland closed the Hearing of Citizens.

Deputy Mayor McHugh moved to adjourn at 9:00 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

---

Gregory J. LaConte  
Municipal Clerk